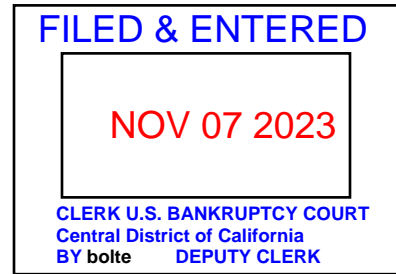


1 D. EDWARD HAYS, #162507  
ehays@marshackhays.com  
2 LAILA MASUD, #311731  
lmasud@marshackhays.com  
3 MARSHACK HAYS WOOD LLP  
870 Roosevelt  
4 Irvine, California 92620  
Telephone: (949) 333-7777  
5 Facsimile: (949) 333-7778

6 Attorneys for Chapter 11 Trustee  
RICHARD A. MARSHACK



7  
8 UNITED STATES BANKRUPTCY COURT  
9 CENTRAL DISTRICT OF CALIFORNIA – SANTA ANA DIVISION  
10

11 In re  
12 THE LITIGATION PRACTICE GROUP P.C.,  
13 Debtor.

Case No: 8-23-bk-10571-SC

Chapter 11

ORDER APPROVING STIPULATION FOR  
RETURN OF POSSESSION OF PREMISES  
AFTER REJECTION OF COMMERCIAL  
LEASE RE: 6725 116<sup>th</sup> AVENUE NE, STE  
160, KIRKLAND, WA 98033

[STIPULATION – DK. NO. 632]

[NO HEARING REQUIRED]

18  
19 The Court has read and considered the Stipulation (“Stipulation”)<sup>1</sup> entered into by and  
20 between Richard A. Marshack, in his capacity as Chapter 11 Trustee (“Trustee”) of the Bankruptcy  
21 Estate (“Estate”) of The Litigation Practice Group P.C. (“Debtor”), and Lakeview 6725, L.L.C.  
22 (“Landlord” and with Trustee, the “Parties”) by their respective counsel of record, filed on  
23 November 6, 2023, as Dk. No. 632 and has found good cause to approve the Stipulation.

24 IT IS ORDERED:

- 25 1. The Stipulation is approved in its entirety;  
26 2. The Lease is rejected as of July 18, 2023;

27  
28  
<sup>1</sup> Terms not defined herein are as defined in the Stipulation.

1           3.       Trustee has turned over possession to Landlord which shall take all actions  
2 reasonably necessary to mitigate its damages by reletting the premises;


3           4.       Any claims for damage including from rejection of the Lease shall be filed only as a  
4 general unsecured claim within 28 days after entry of an order approving the Stipulation and shall be  
5 capped as set forth in 11 U.S.C. § 502(b)(6) ("Unsecured Claim");

6           5.       There remains *de minimus* personal property left by Debtor on the premises including  
7 printers, furniture, and other office items ("Personal Property"). Trustee has determined that such  
8 Personal Property is burdensome and of inconsequential value to the estate. Pursuant to Local  
9 Bankruptcy Rule 6007-1(a), Trustee will abandon any interest in the Personal Property by way of a  
10 separately-filed notice. To the extent that any of the Personal Property is leased and does not belong  
11 to Debtor, Landlord shall use its best efforts to contact any such lessors and make arrangements for  
12 the return of such property to its owners. Any Personal Property not claimed by any lessor may be  
13 disposed of by Landlord commencing 28 days after entry of an order approving the Stipulation.  
14 Landlord may remove the Personal Property from the premises if doing so facilitates its efforts to  
15 relet the premises; and

16           6.       The Stipulation resolves all issues between the Parties.

17                               ###

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23       Date: November 7, 2023

  
Scott C. Clarkson  
United States Bankruptcy Judge